

122 Waverley Street, LLC

October 8, 2015

TO: Town of Belmont, Planning Board
RE: Statement – 122 Waverley Street, LLC Lots 1B, 2B and 3B
BUILDERS: Bob Calnan and Don Cusano
APPLICANT: 122 Waverley Street, LLC
ZONING: General Residence Zoning, GR

Lot sizes, open space, frontage, living area, landscape design and parking details attached.

Greetings Planning Board Members:

122 Waverley Street, LLC is presenting to the Planning Board a proposal to construct 3 single-family homes in the GR zoned district of 122 Waverley Street and Waverley Terrace. The proposed homes will consist of 3 bedrooms and 2 ½ baths with approximately 2200 sq ft of living area each. Previously there was a 2952' sq ft 2 family home, and a barn that consisted of 3 floors and 3000' sq ft floor space.

We originally held a meeting in July 2014 at the home of 126 Waverley Street, with neighbors within the 300' radius zone of the upcoming 122 Waverley Street project. This was a preliminary meeting to introduce our plans to construct new duplex style townhomes. The general consensus at the first meeting was that the townhomes would not be a good fit for their neighborhood, and they asked if we would entertain the idea of 3 single family homes instead? We explained that current zoning would allow for this with planning board review and special permit.

We proceeded with their idea, and had plans drawn up consisting of 3 colonial style homes. After meeting with a group of neighbors they expressed dislike for the colonials and suggested that we leave the one colonial style home for Waverley Street, as it is a better fit for that street, and swap out the 2 on Waverley Terrace for craftsman/cape style homes.

Once we had the new plans drawn up, we notified the neighbors, please see the attached letter dated Sept 11, 2014, that we were ready to introduce the new plans. Unfortunately only 2 people attended. Because of the low attendance at that meeting, we felt it only fair to schedule another meeting, please see the attached letter dated July 28, 2015, which only 4 people attended. September 3, 2015 we notified neighbors that the new plans would be available at the Century 21 Adams office for viewing.

At this time we feel confident that the 2-craftsman/cape style homes on Waverley Terrace and the Colonial home on Waverley Street will work well with the neighborhood and the neighbors. We believe our new plan including our professional landscape package, which includes stonewalls, plantings, brick patio and walkways, will enhance the 3 new homes and surrounding area.

Further details include:

- Provide screening consisting of shrubs and vinyl fencing to enclose the HVAC condensers
- The lighting will be limited to exterior walls by the walkways, front and rear doors
- Wide corner board trim, clapboard siding, traditional wood shutters
- The proposed new homes height will be consistent with the neighborhood
- Homes will have 10' round columns
- On-site drainage to be provided (see attached plan)
- Granite curbing and sidewalks to be continued along property line
- Street trees to be planted

Design and Site Plan Criteria:

Because we are proposing 3 single-family homes rather than duplex style homes, this will have less of an impact on the neighborhood and be more consistent with the neighbors have proposed. The 3 new homes will not have a substantial impact on traffic, natural resources, trees, town water/sewer, and drainage systems.

We have been building homes for over 30 years predominately in the Belmont, Waltham, Lexington and Watertown area. We have a good reputation for being responsible builders and quality craftsmanship. We have enjoyed working with the planning board on previous projects and have respected their past recommendations.

Some of our more recent projects include:

34 Merrill Ave, Belmont
17 Hamilton, Belmont
126 Waverley Street, Belmont
11-13 Pearl Street, Watertown
67 Hillcrest Road, Waltham
15-17 Sylvia Street, Lexington

We believe that the Site Development Plans provided, address the criteria from the Town of Belmont Planning and Site Review Board. The proposed project, once completed, will be a consistent blend of homes currently on Waverley Street and Waverley Terrace. We believe that architecture of the new homes, along with the landscaping will make a wonderful impact on the surrounding area.

Very truly yours,

122 Waverley Street, LLC
Robert Calnan, Manager